

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Street and Alley Vacation #03004

DATE: March 19, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 2, 2003

PROPOSAL: To vacate all of the east-west alley between Block 22, Wrington Addition and Lot 31 I.T.

LAND AREA: 5,067.20 square feet, more or less

CONCLUSION: Vacating this alley is related to a previous application to vacate the north-south alley located adjacent to the east side of Block 22, Wrington Addition. This alley appears to be fenced in and used by Applicant LPS. The only public interest in this alley is the existing LES and Alltel overhead facilities located in the alley.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The east-west alley between Block 22, Wrington Addition and Lot 31 I.T., located in the southwest quarter of Section 35, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

LOCATION: 7th Street and vacated Hatch Street.

APPLICANTS: Lancaster County School District 001
5901 "O" Street
Lincoln, NE 68510
436.1000

Midwest Pump and Equipment Co.
2300 South 7th Street
Lincoln, NE 68502
(402) 476.6681

OWNERS: Same as Applicants.

CONTACTS: Dennis Van Horn (Lancaster County School District 001)
5901 "O" Street
Lincoln, NE 68510
436.1000

Dennis Walls (Midwest Pump and Equipment Company)
2300 South 7th Street
Lincoln, NE 68502
476.6681

SURROUNDING LAND USE AND ZONING:

North:	Open storage	P Public
South:	Industrial	I-1 Industrial
East:	Open storage, vacant, Industrial	I-1 Industrial
West:	Open storage	P Public

HISTORY: Prior to the 1979 zoning update, this property was zoned K Light Industrial. The update changed the designation to I-1 Industrial.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan contemplates this property to remain Industrial.

UTILITIES: Existing LES and telecommunication facilities are located within this alley.

TRAFFIC ANALYSIS: 7th Street is classified as a Local Street for now and in the future. (E 49, 103)

ANALYSIS:

1. This is an application to vacate the east-west alley between Block 22 Wrington Addition and Lot 31 I.T.
2. Applicants desire to vacate this alley and acquire the right-of-way so they may continue using it for storage.
3. Applicants are willing to purchase the right-of-way if vacated.
4. There are public utilities existing within the boundaries of this proposed vacated area. A permanent utility easement should be established over the entire vacated area for existing public facilities.
5. The vacation of this alley will not create any lots that do not front on or do not have access to a public street. However, previous street and alley vacations in this area have left multiple lots without frontage or access to a public street.
6. This vacation will correct a situation where a petition to vacate an adjoining alley will leave this alley without access from a street or alley. The petition to vacate the adjoining alley received a recommendation of conditional approval from the Planning Commission on February 5, 2003.

7. Public Works recommends approval of this vacation request.

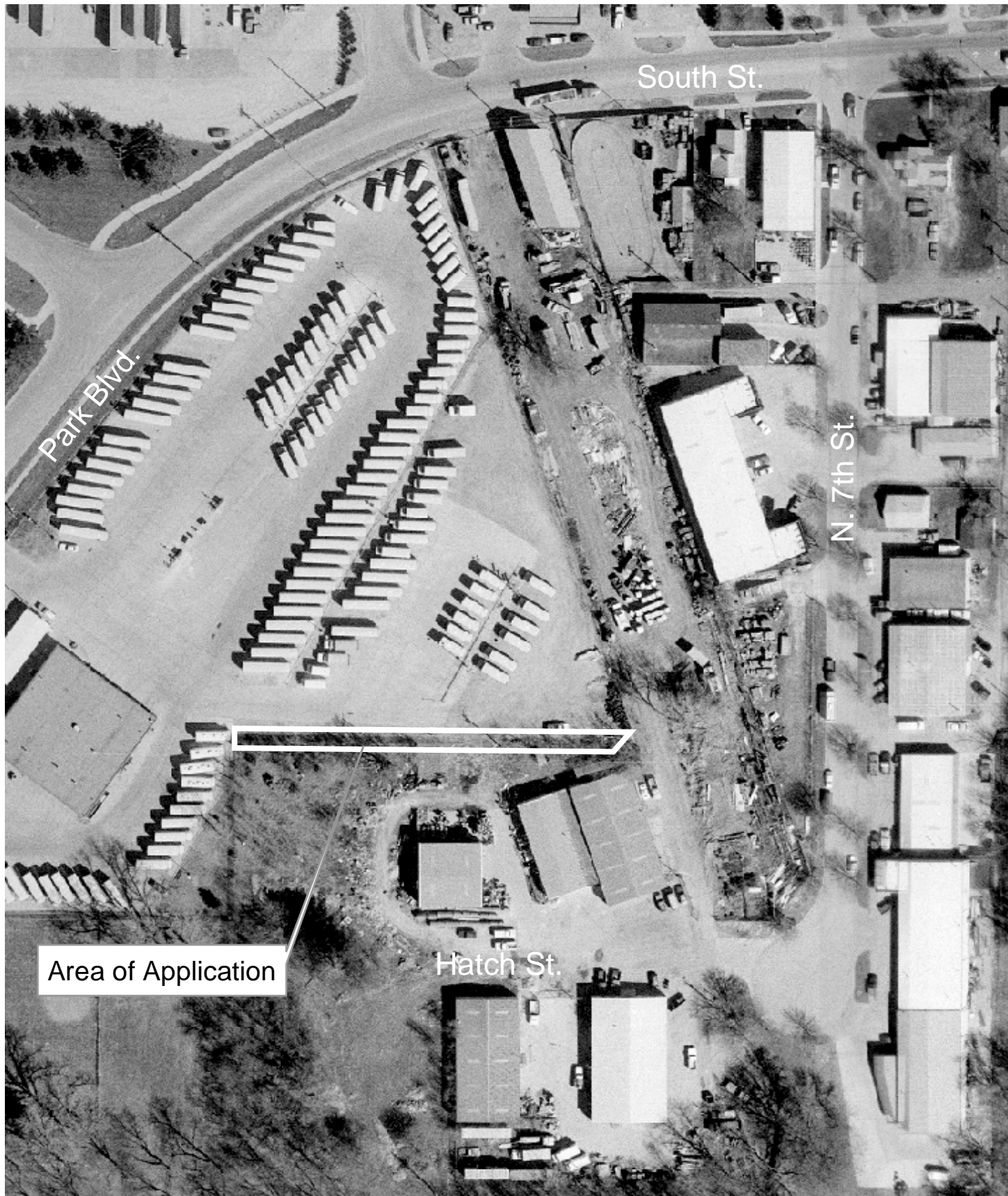
**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL
AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of LMC Chapter 14.20 must be met.
- 1.2 A permanent utility easement should be established over the entire vacated area for existing public facilities.

Prepared by:

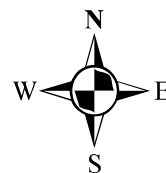
Greg Czaplewski
Planner

F:\FILES\Planning\PC\SAV\03000\SAV03004 7th and Hatch.gsc.wpd

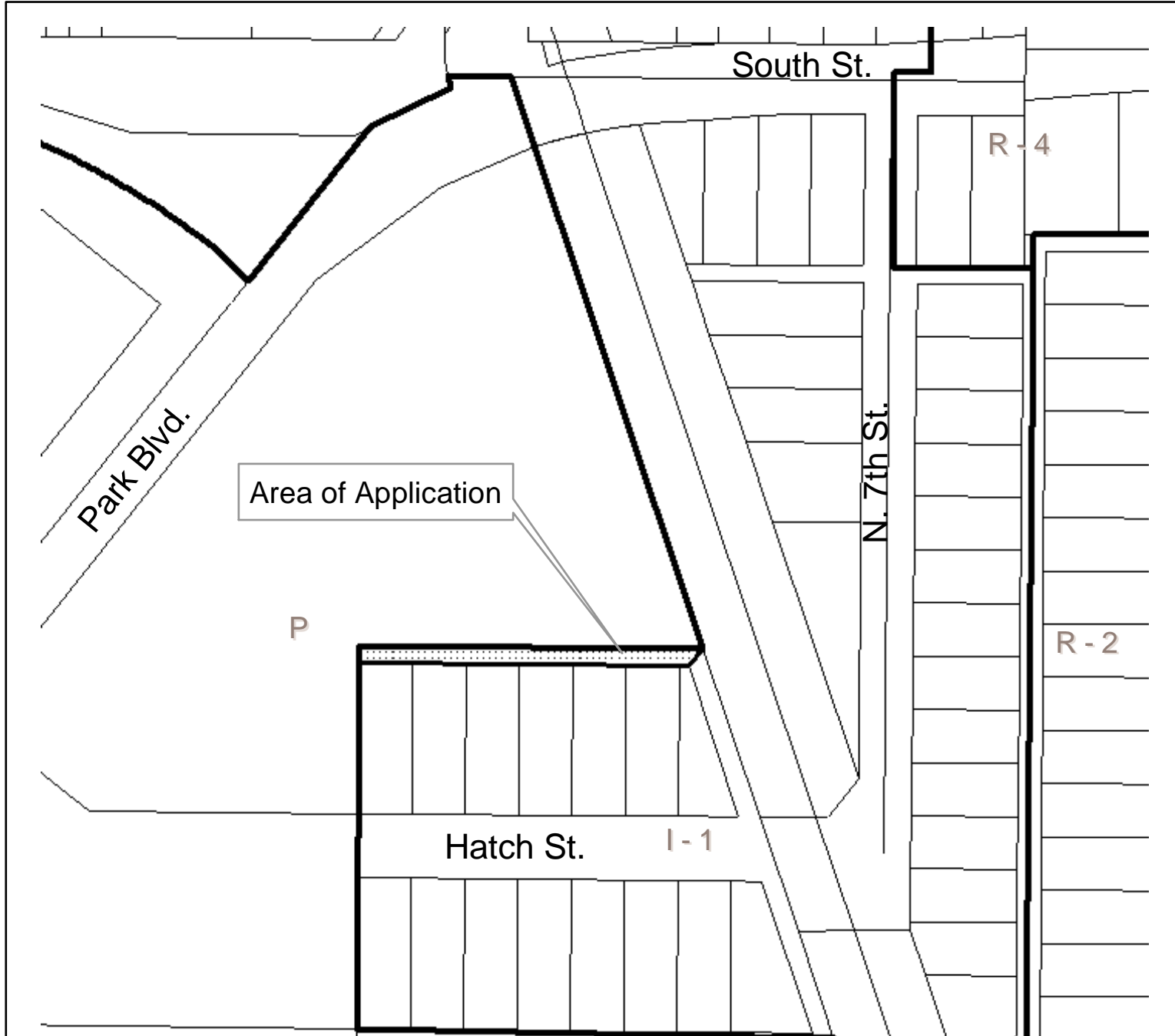


Street & Alley Vacation #03004

7th & Hatch St.



Lincoln City - Lancaster County Planning Dept.
1997 aerial



Street & Alley Vacation #03004

7th & Hatch St.

Zoning:

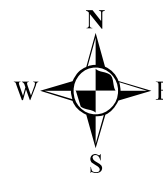
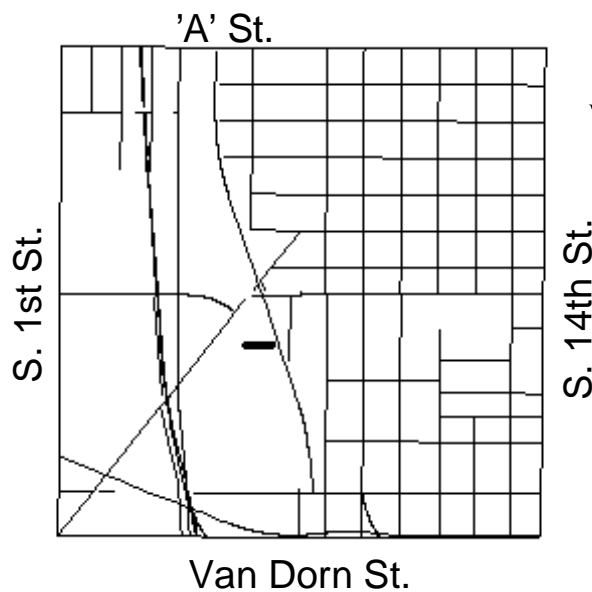
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 35 T10N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln



Nebraska's Capital City

February 26, 2003

FEB 26 2003

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Lincoln City/Lancaster County
Planning Commission
Lincoln, Nebraska 68508

RE: Vacating all of the east-west alley between Block 22 Wrington Addition and Lot 31 I. T. in the SW 1/4 of Section 35 Township 10 North Range 6 East, Lincoln, Lancaster County, Nebraska.

Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received proper and sufficient petitions from Lancaster County School District No. 1, owner of Lot 31 I. T. in the SW 1/4 of 35-10-6, Lincoln, Lancaster County, Nebraska and Midwest Pump and Equipment Co. Inc., owner of Lots 12 through 18, Block 22 Wrington Addition, to vacate the above described public right-of-way.

The Lincoln Electric System and Alltel have existing overhead facilities in this alley. A permanent easement over the entire alley corridor would be required for maintenance and possible reconstruction of these utilities.

Public Works recommends approval of this request with the above conditions. This vacation contains an area of 5,067.20 square feet, more or less. With the vacation of this right-of-way, Public Works also recommends vacation of the north-south alley adjacent to Lot 18, Block 22. Public Works, in a letter dated November 21, 2002, previously recommended denial of the vacation of the north-south alley.

Sincerely,

Byron Blum
Engineering Services

cc: Mayor Wesely
Allan Abbott
Marvin Krout
Marc Wullschleger
Roger Figard
Nicole Fleck-Tooze
Joan Ross
Clint Thomas
Dana Roper

Wrington Vac Ltr ldm.wpd